



COTTONWOOD HEIGHTS PLANNING COMMISSION AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a scheduled meeting at **7:00 p.m. on Wednesday, December 05, 2007** in the Cottonwood Heights City Council Room, 1265 East Fort Union Blvd., Suite 300, Cottonwood Heights, Utah

*****Note special time for this meeting*****

****5:30 p.m.** Work Session

7:00 p.m. Regular Meeting






1. Public Comment
This agenda item is for public comments on items not on the regular agenda and for informational purposes only. No formal action will be taken during this portion of the meeting.
2. Continued Action Item – Conditional Use - Wasatch Office
This is a continued item from the November 14, 2007 Planning Commission meeting. The Planning Commission will continue discussion and take action on a request by Utah Property Development for a conditional use permit for property located at 7755 S. Wasatch Blvd. The applicant is proposing to build three professional office buildings totaling 42,000 square feet.
3. Continued Public Hearing – General Plan Amendment – Majestic Manor
This is a continued item from the November 07, 2007 Planning Commission meeting. The Planning Commission will continue discussion, receive public comment and take action on a request by Lynn Nielsen to amend the General Plan for property located at 7921 South Highland Drive. The applicant is proposing to change the General Plan designation from Rural Residential (RR) to Residential Office (RO).
4. Public Hearing - R-2-8 Ordinance Amendment – 19.31
The Planning Commission will receive public comment and take action on a proposed amendment to Chapter 19.31, R-2-8 zone or Residential Multi-Family Zone. The amendments would contemplate changes to the listed conditional uses and building setbacks.
5. Approval of Minutes
November 7, 2007
November 14, 2007
6. Consideration of the 2008 meeting calendar
7. Planning Director's Report
8. Adjournment

On Friday, November 29, 2007 at 10:00 a.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or e-mailed to the Salt Lake County Council, Holladay City, Midvale City, Murray City, and Sandy City pursuant to Section 10-9-103.5 of the Utah Code. The agenda was also posted on the city website at www.cottonwoodheights.utah.gov

Sherry McConkey, Planning Coordinator

RULE OF CONDUCT FOR THE PLANNING COMMISSION MEETING

Please note that applause and/or cheering are not appropriate at Planning Commission

-  Speakers will be called to the podium by the Chairperson
-  The meeting minutes are recorded, so it is important for each speaker to state their name and address prior to making any comments, and to speak directly into the microphone. (If your part of a corporation, state company name and business interest)
-  All comments should be directed to the Planning Commission, not to the Staff or to the members of the audience.
-  For items where there are several people wishing to speak, the Chairperson may impose a time limit. Groups may designate a spokesperson.
-  After the hearing is closed, the discussion will be limited to the Planning Commission and Staff, unless someone is specifically called on by the Planning Commission Chairperson.

Order of Business for Agenda Item Consideration

1. Applications will be briefly introduced by a City staff member.
2. The applicant will be allowed to present their proposal. The Chairperson may impose a time limit.
3. Person's in favor of the application will be heard next and will be called to the podium by the Chairperson. If there are several people present who wish to speak, the Chairperson may impose a time limit. (If you represent a group, please state how many citizens you represent)
4. Person's opposed to the application will be heard next. If there are several people present who wish to speak, the Chairperson may impose a time limit. (If you represent a group, please state how many citizens you represent)
5. The applicant will be allowed to provide concluding statements. The Chairperson may impose a time limit on concluding remarks.

Cottonwood Heights Planning Commission

The Planning Commission is a voluntary citizen commission appointed by Cottonwood Heights City Manager with consent of the City Council and in accordance with City ordinance and state law. The Commission's duties are to make recommendations and decisions on applications and issues relative to land use within the City. The recommendations and/or decisions made are based on information received from field visits, public comment, public hearing presentations, applicant information, City staff review and recommendations, ordinance compliance and compatibility with the general plan. The Commission will make a recommendation to the City Council on general plan amendments, ordinance text amendments, and subdivisions of 10 or more lots. They make the final decision on site plans, conditional use applications, and subdivisions of less than 10 lots. Information presented for consideration becomes part of the public record.